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12 MORLEY STREET

1978





# Boston Redevelopment Authority

EDWARD EVERETT HALE HOUSE

1841

12 Morley St., Roxbury, Ma.

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June, 1979





WORK WRITE-UP

Homeowner: Napoleon Jones-Henderson Telephone No.: 442-4856  
Property Address: 12 Morley Street Rehab Specialist: R.B. McGilvray  
Occupancy: Single Family House Bid Opening Date: June 12, 1979 @ 2:00 p.m.  
Mass. R- 167 Urban Renewal Area Viewing Date: June 5th & 6th @ 10:00 a.m.

GENERAL NOTES:      EDWARD EVERETT HALE HOUSE      EXTERIOR WORK WRITE UP

1. All work must be done in accordance with the "Basic General Conditions and Specifications" dated January 1972 and prepared by the Boston Redevelopment Authority.
2. All work to be done shall be subject to the regulations contained in the Commonwealth of Massachusetts State Building Code, Chapter 802 of the Acts of 1972, as amended, and in effect January 1, 1975.
3. Permits and licenses shall be supplied by the Contractor unless otherwise specified.
4. The Contractor shall be permitted to work a minimum of eight (8) hours a day.
5. All measurements are approximate and are to be verified by the contractor on the job.
6. All exterior repair work shall be covered with a prime coat of lead free paint.
7. Where the words "new ceiling" occur, they shall mean: install wire lath and plaster over existing ceiling.
8. Redecorate complete is defined to mean: wallpapering, painting of trim, finish of floors and ceilings, owner will select colors throughout.
9. Wallpaper shall be carried at \$3.00 per roll, unless otherwise specified in the Work Write-Up, and shall not be applied over another layer.
0. The use of lead paint is prohibited- interior and exterior.
1. Debris shall not be permitted to accumulate, and the work shall at all times be kept satisfactorily clean.
2. The decision for locations of any electrical outlets will rest with the property owner provided said locations meet the Electrical Codes of the Commonwealth of Massachusetts and are approved by a representative of the Boston Redevelopment Authority.
3. When the puncturing of walls or ceilings is necessary to facilitate the fishing or installation of electrical lines or circuits, the areas which are involved must be refinished to their former condition.
4. Labor for installation of all items shall be included in the contract price, including those items listed under "Allowances", if any.





GENERAL NOTES (CON'T):

- 15.. BY SIGNING THE CONTRACT AGREEMENT, THE HOMEOWNER AND CONTRACTOR ACCEPT THE FINAL WORK WRITE-UP AND ANY ADDENDUM THERETO IN WHOLE. AFTER CONTRACT SIGNING, NO CHANGES CAN BE MADE ON THE WORK LISTED IN THIS WORK WRITE-UP OR IN ANY ADDENDUM THAT MIGHT BE INVOLVED BY EITHER THE HOMEOWNERS OR THE CONTRACTOR WITH THE EXCEPTION OF ANY UNFORSEEN REHABILITATION WORK AS APPROVED IN AN AMENDMENT TO THE CONTRACT AND ENDORSED BY THE HOMEOWNER, THE CONTRACTOR AND THE BOSTON REDEVELOPMENT AUTHORITY. ANY EXTRA WORK THAT THE HOMEOWNER DESIRES TO UNDERTAKE AND HAVE COMPLETED BY THE CONTRACTOR WHILE ON THE PREMISES IS A SEPARATE AND DISTINCT ARRANGEMENT BETWEEN SAID PARTIES AND NOT THE RESPONSIBILITY OR INVOLVEMENT OF THE BOSTON REDEVELOPMENT AUTHORITY.

EXTERIOR:

1. Remove existing cornice trim and replace it completely with new cornice trim, to match exactly that being removed, on all four sides of the building. This work shall include all necessary wood backup framing, removal and replacement of rotted or deteriorated sections, either as part of the cornice construction (fascia and plancia boards) or part of the adjacent entablature or frieze at the gable ends.
2. Remove existing gutters and replace them with 4" x 5" wood fir gutters. All gutters shall be of one-piece construction, joined at intersections by means of a mitre cut and lead flashings.

The gutter at the rear wall may be spliced if a one-piece gutter is not available. The splice shall be mitred at 45 degrees and be flashed using lead, cut into and overlapping the joint.

Goosenecks shall be a minimum of 1½" and shall be made of lead.

3. Remove all deteriorated wood trim on Cupola, Dormers, belt lines, etc. and replace with new to match existing.

If it is necessary to conduct special milling operations in order to match existing wood trim exactly, then it shall be done.

4. Remove all deteriorated wood trim from the two pilasters and the four cornerboard configurations and replace them with new trim to match the existing, including any concealed wood framing necessary to strengthen these pilasters and corners against the building.
  - a) Remove and replace deteriorated and rotted sections of the main house sill. The exterior walls shall be temporarily shored while the sill replacement takes place. "Z" clips or angles may be used with 4" x 6" shores against a "deadman" to insure temporary support. The sills shall be replaced with material of the same dimension, and wall studs shall be secured to the sills.





EXTERIOR (CON'T):

5. Remove the existing front porch framing and flooring, front stairs, and all remaining trim under the porch.

Construct a new front porch to match the porch that was removed. The new porch shall contain new 2" x 8" joists, new 1" x 4" square edged flooring, railings constructed of 2" x 4" rails and 2" x 2" balusters from a design to be supplied by the BRA Urban Design Department.

New stairs are to be constructed at the left end of the new front porch, and shall match the stairs removed, except that the railings shall be of 2" x 4" framing as designed by the BRA staff.

An allowance of \$700.00 shall be carried for porch rails and stair rails only.

The area around and under the perimeter of the porch and stairs shall be enclosed with lattice work to match the existing design. The lattice shall be 1-3/8" pine, painted as directed, and the framing and trim shall be 2" x 4" backup and 1" x 8" pine trim (paint grade).

At the rear bulkhead, install one exterior step and 4 interior wood treads.

6. a) Rebuild the four brick piers that will support the four porch columns.

The pier reconstruction should be scheduled so as to take advantage of the roof support derived from the existing columns, and after the two new columns are installed on two rebuilt masonry piers, the remaining two columns shall be supported while the final two piers are rebuilt.

- b) Repair loose or broken masonry foundation sections on main foundation with masonry to match the existing. Mortar shall be mixed to match the existing mortar in color and texture.

7. Replace the two missing wood columns at the front porch with two new wood columns that match the existing columns in every detail.

The work to repair the columns and the replacement of the two missing columns will include repair and/ or replacement of the column bases and capitals.

Special care shall be taken to duplicate exactly, the two column capitals and the two original column bases (which have been removed but which can be copied from the round column bases at No. 10 Linwood Street which is located on the other side of Alvah Kittredge Park).

8. Remove the two first floor left front windows completely, and replace them with complete new window frames, trim and sash. The new windows shall contain double hung 6/9 sash, complete with the appropriate hardware. Paint new work with a primer-sealer and finish with two coats of (lead-free) latex paint.





EXTERIOR (CON'T):

9. Remove the two first floor right front window sash completely and replace them with new double hung 6/9 sash, complete with hardware. Paint and seal as item # 8.
10. a) Remove all existing window sash (approximately 57 windows, including basement sash) and replace with new window sash as follows:

Front wall, two side walls and rear wall-36 openings, 6/6.  
Rear wall, one window to match other first floor windows by reframing the former door opening. See Door section.

Cupola, 8 openings, 2/2 - Complete new frames and trim are needed here.

Basement, 10 window openings. The new windows shall be double hung wood sash, 2/2, with new frames, installed in the 30 X 36 rough opening.
- b) Repair in place or replace as necessary, window frames, trim, jamb liners, balancers, side stops, parting beads and locks.
11. Install new wood storm windows, 2/2 on all main house windows, cupola, and basement windows.

The new wood storm windows shall be equipped with interior locking hardware and exterior hanging hardware. The new storm windows shall be fitted to each window and made weathertight. A number system shall be used to identify each window opening with the respective storm sash, such as punching "7" on the interior bottom rail of the storm window and "7" on the interior section of window sill where it will ordinarily be covered by the closed bottom sash.
12. Repair three chimneys by rebuilding the top several courses with existing bricks in new mortar.

Rebuild the left rear chimney from the roof line up, to match other chimneys; include new flashings. Flue liners shall be installed to match those removed. Existing bricks shall be reused.

Rake out all joints in the three (3) standing chimneys to a depth of  $\frac{1}{2}$ " and repoint them with mortar to match the existing.
13. a) Remove the existing roofing down to the boarding, replace any defective boards with new boards, and lay 15 lb. felt, aluminum drip edge, and new asphalt strip shingles, complete.

The new shingles shall be Bird, GAF or equal, 235 lbs. per square self-sealing and carry a National Underwriters Class "C" label.

The work shall include all new lead base and counter flashings at chimneys and new flashings at all penetrations and rising walls.

The color of the shingles shall be black.





EXTERIOR (CON'T):

- b) Install new steel galvanized round corrugated downspouts, 4" in diameter, 28 gauge, at old downspout locations.

New downspouts shall be prime coated and receive two finish coats of paint.

- c) Install two new skylights, one each at front and rear roof locations, to match the existing.

The new skylights shall be properly flashed and be equipped with hardware that will allow them to be opened and closed from the inside without difficulty (approx. 30" x 42").

14. Dormers

- a) Remove shingles from dormer cheeks at front and rear roofs, install new flashing and apply new clapboards to the dormers.

The new clapboards shall be back-primed before installation and shall be installed to match the spacing on the sides and rear of the building.

Repair or replace the wood trim at the dormer windows and install new roofing as required elsewhere in this write up.

Cupola

- b) Remove shingles at the lower section of the cupola and replace them with new clapboards as specified for the dormer cheeks.

Replace worn or rotted cupola trim, gutters, and fascia. Paint completely with a primer-sealer and two coats of latex paint.

Re-roof along with main roof.

- 15. a) Repair all exterior clapboards and re-nail where necessary. Replace all loose, cracked or deteriorated clapboards (approx. 700 s.f.) with clapboards of the same type and spacing as the existing clapboards. New clapboards shall be back-primed before installation.
- b) Ship-lap board siding shall be repaired, re-nailed and replaced where necessary, including back-up nailing pieces where sound nailing areas are missing.
- c) The wide board siding, and the clapboard siding, along with all wood trim shall be scraped, and/or sanded as necessary, nail holes set and puttied, and primed and finished with two coats of latex paint. Color of paint will be specified by the BRA Urban Design Department.
- d) Existing water table on four sides of the building shall be removed and replaced. The water table shall consist of new 2" x 4" fir pieces to match those sections being removed.





EXTERIOR (CON'T):NOTE:

The Contractor will remove all storm windows prior to applying the primer and/or two finish coats of paint. New storm windows will not be installed until the exterior painting of the house is complete.

Paint on new storm windows shall match that being applied to main walls and trim.

16. Remove existing metal fire escape at rear wall and dispose of it. Holes left by the removal of the fire escape shall be repaired, filled and painted immediately.
17. Install two (2) new wood rear porches on the rear wall of the building to conform to the State Building Code for Secondary Egress.

The porches shall be constructed of 8" x 8" corner posts (set on concrete footings and piers) and 4" x 6" girts joined to the columns by a "Boston" cut and knee irons.

Install 2" x 8" fir, spruce, or hemlock joists at each level (roofline, second and first floor), and 1" x 4" square edge fir flooring, spaced to drain water. Porch railings shall be constructed out of 2" x 4" rails with 2" x 2" balusters, or pickets. Clothesline braces shall be 4" x 4" fir between columns or as located.

An egress stairway shall be constructed through the porches from the second floor to grade. The stairs shall be open-riser construction, with three 2" x 12" stringers and 2" plank treads. Handrails shall be two 2" x 4" rails properly secured to 4" x 4" posts as needed.

The Contractor shall repair any damage to the walls, facia and gutter configuration, or trim disturbed during the installation of the egress porches.

NOTE:

Porch deck elevations shall be determined by the existing door sill locations at first and second floors, and by good construction practice for reasonable egress.

New concrete footings and piers shall be constructed as follows:

- a) Footing, 16" x 16" x 20"
- b) Pier, 12" x 12" by (min.) 12"
- c) Pier shall be formed to provide a permanent water shed or slope, away from column base.





18. Remove and completely replace the right side wooden porch and stairs. Install new concrete footings and piers, new porch framing and decking, and install a new flight of wood steps to grade. The new steps shall contain three stringers, fir treads and risers of paint grade pine. The stringers shall be finished with paint grade pine skirts.

Porch and stair rails shall be 2" x 4's with 3" x 4" wood post supports, similar to the existing porch.

All porches shall be painted with two coats of non-lead paint, in dry weather. Porch decks (1 x 4 square edge) shall be coated with cuprinol or other acceptable wood preservative.

19. Doors and Front Entrance

Install new exterior wood doors as follows:

- a) Two (2) at rear wall, to match those replaced.  
Install appropriate hardware, complete.

The new doors shall be similar in design to the "Morgan M-100".

- b) One (1) at the basement bulkhead opening, of solid core wood, with appropriate hardware and an extra interior dead-bolt.
- c) The center of the rear wall contains a remodeled door opening that is partially filled with a small window. This opening is to be framed for a new window, double hung, 6/6, to match other first floor windows. New clapboards shall be installed and fitted to adjoining existing clapboards so that no clear joint will be seen.
- d) One (1) door at first floor right side porch, to match new rear doors. The existing frame, sill and trim shall be repaired, scraped and painted with two coats of paint. The new door shall contain all of the necessary and appropriate hardware, complete.
- e) One (1) front entrance door, similar to the "Morgan M-100".

Remove the wood filler pieces at the side lights and replace with new side lights and new top lights of glass. Replace any deteriorated wood rabbet sections and paint complete. The door surround design shall be as it exists, and similar to the "Morgan M-127" front entrance, on both sides, & the Morgan M-1815 top light section.

Install a new 10" x 3" brass mail slot in the right hand, side-light configuration, as appropriate.

- f) Four (4) new "BROSCO" wooden combination storm and screen doors (No. 11, containing 12 lights). One (1) storm door each at front and right side locations, and two (2) at the rear wall locations.





20. Painting

Remove all loose and scaling paint from the entire building. Perform all necessary scraping, sanding, caulking, putty and prime painting before applying two finish coats of latex paint.

Exterior painting shall not be done in rainy or frosty weather, or until surface has thoroughly dried after such conditions.

Exterior doors shall be stained or painted, as directed by the BRA Urban Design Department.

All exterior paint colors will be selected by the BRA Urban Design Department.

21. a) Install a new 4" concrete sidewalk on 4" of compacted gravel, from new steps at front porch to public sidewalk, and from right side porch and stairs, to public sidewalk.

The new sidewalks shall be 36" in width and shall have a "broom" finish at right angles to its length.

- b) Remove all debris from front, side and rear yards. Install loam, fertilizer, grass seed and shrubs at the front yard. The shrubs shall consist of 10 pieces as follows:

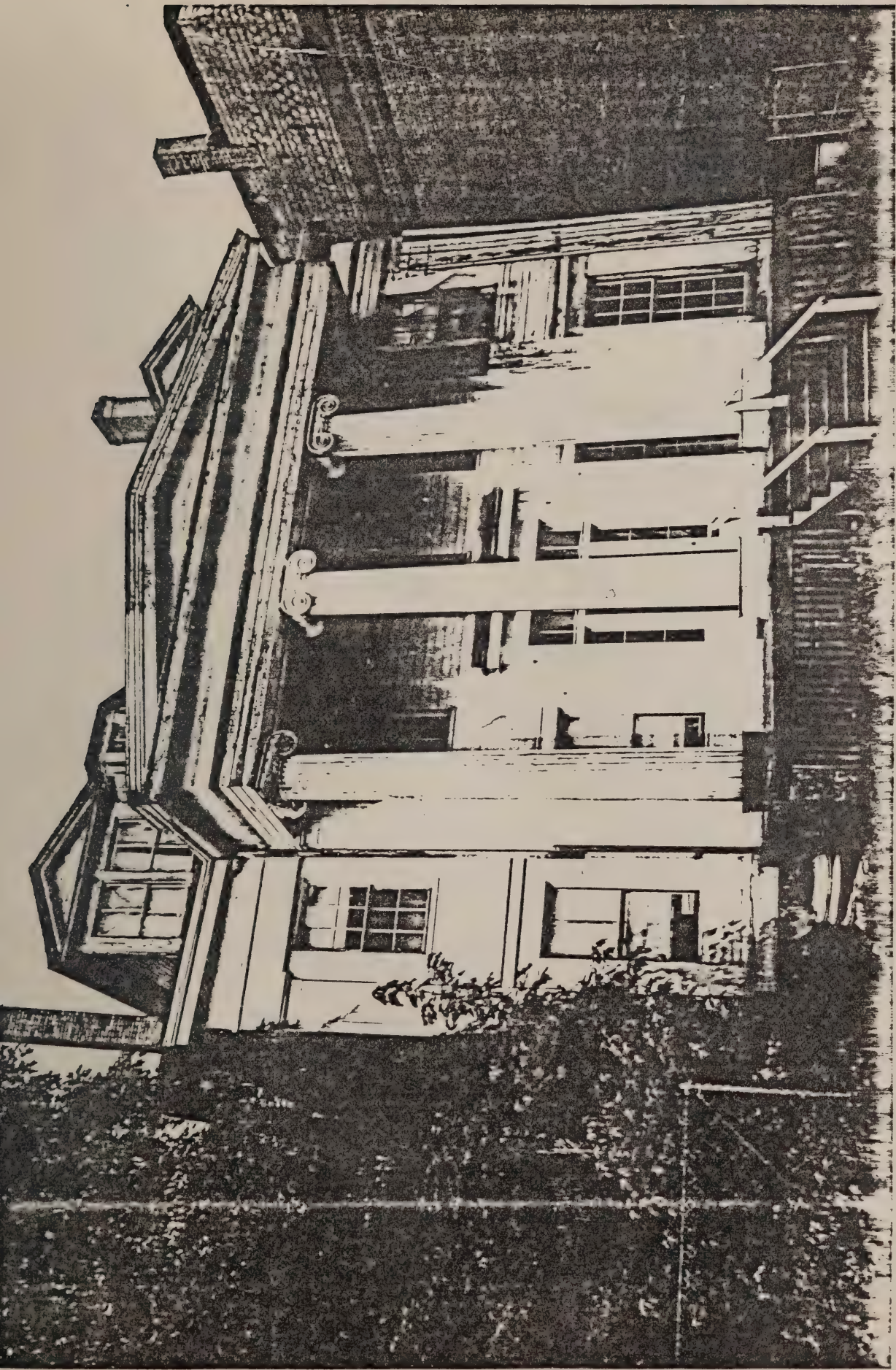
10 Juniper Horizontalis  
(Low, ground covering Juniper)

- c) Contractor shall carry an allowance of \$100.00 for the purchase of shrubs.

SECTION REDEVELOPMENT AUTHORITY		DESIGN REVIEW		PROJECT NO.	DATE
		PROJECT DIRECTOR			
TRANSPORTATION		LEGAL		SUBMISSION PHASE	
ENGINEERING		DATE		PROJECT NO.	







12 MORLEY STREET

1976







12 MORLEY STREET

1978





The Edward Everett Hale House

The Edward Everett Hale House is a large two-story structure with a gable roof set side to street. Five bays wide by four bays deep, the house is dominated by a three-bay wide portico. The roofline is broken by pairs of lateral chimneys, a pair of double-sashed, pedimented dormers that flank the portico, and is crowned by a cupola. The giant tetrastyle Ionic portico is missing the rightmost fluted column and the leftmost column. The entablature of the portico's low triangular pediment continues around all elevations having a complete return which forms an imitative pediment on the gable ends.

Pairs of wide pilasters frame the facade's end window bays, and flat trabeated members border the elongated ground floor windows. The inner windows are defined by eared corner mouldings. Only the pair of ground floor windows to the right of the central entrance retain their original 6/9 pane sashes, since the left pair have been reduced and the bottom filled in. The upper story 6/6 pane sashes set close to the cornice appear intact.

The dignified entrance illustrates more typical Greek Revival elements: a broad eared corner moulding surrounds the large paned transom and side lights. The door is not original. One originally reached the entry laterally from the portico's side. Now a modern stairway at the center leads up to the porch.

The walls of the facade are flush-boarded, and the walls of the other elevations are covered in clapboarding.

The center door in the south elevation is flanked by side lights, topped by a wide rectangular transom, and crowned with a cornice. The wide center hall extends through the house from front to rear and divides the four rooms on the first floor into pairs. To the left of the hall are the living room in front and the dining room behind. To the right of the hall is the study in front, a lateral stair hall with the staircase in the center, and in the rear corner, the kitchen. The walls are plastered and the floors are of wide boards. The three principal rooms have their original marble mantels.

The second floor has four bedrooms and a bath and three of the four marble mantels are still in place. The third floor contains five more chambers and a bath.

The Edward Everett Hale House is an outstanding example of a large frame Greek Revival residence. It was built during a period which witnessed large-scale development of a rural neighborhood into a dense suburb representing all phases of Victorian architectural styles. The most notable owner of this house was Edward Everett Hale, (1822-1909), Unitarian clergyman, humanitarian reformer, and author of the short story, "The Man Without A Country" (1863), who lived in the house from 1869 to 1909.

The Hale House was probably built in 1841 by a carpenter named Benjamin Kent and was originally located at 39 Highland Street, around the corner from its present location on Morley Street. Highland Street had been laid out in 1825 by a group of citizens who bought a 26 acre parcel in Roxbury Highlands including the site of the Roxbury High Fort in order to create a pleasant residential community and to preserve the Fort. Only scattered building occurred on Highland Street until the mid 1830's when purchasers of large lots began to





Edward Everett Hale House (Con't)

to build handsome residences in the current fashionable architectural styles. Soon the pattern of development during the mid-19<sup>th</sup> century consisted of a gradual selling off of individual lots on which detached single or double houses were built, either by the original developer, by a speculative builder, or by a new owner for his own use. By the end of the century, the "pleasant residential community" envisioned by its formulators had become a densely built up suburb with a full cross section of suburban architecture and building types.

According to early deeds, Benjamin Kent in 1841 purchased a large lot between Highland Street and Centre Street "with a mansion thereon". Only a year later, he sold the parcel "with the mansions there on" for nearly twice the original cost. The structure built then is an elaborate example of the prevailing stylistic idiom, Greek Revival, often borrowed by builders for their suburban residences.

When the house came into the possession of the Reverend Edward Everett Hale in 1869, its land was considerably reduced. Hale lived there until his death in 1909. Between 1899 and 1906, the house was moved from its Highland Street frontage around the corner to 12 Morley Street



# SCHWERD'S

## *Catalog*

No. 105

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# SCHWERD'S

## *Quality Wood Columns*

In preparing this catalogue of Column details, it has been our aim to show in a practical manner why we are known to the trade as "Column Specialists."

When details are not furnished we manufacture the columns to conform to classic orders, and by using our own specially designed machinery we obtain the proper emphasis in the rough shaft, and therefore do not weaken it in the turning.

Besides these manufacturing advantages we carry a large stock of lumber in selected grades for Exterior and Interior work, which gives us exceptional facilities for filling your orders promptly.

In special wood turning, we can quote you on Rolls, Pulleys, Discs, Lamp Posts, Balusters, Newels, etc.

If you are one of our old customers during the many years since our beginning in 1860 you know our product, if not send us your inquiries and orders and join our list of satisfied customers.

For further information see our advertisement in Sweet's Architectural File or The American School & University.

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The following pages have been copied from a catalogue and brochure of a certain Wood Column manufacturer and are included here only as an aid to contractors who intend to estimate certain specialty costs and bid on the rehabilitation/restoration of 12 Morley Street in the Kittredge Square Renewal Area. It is not intended that these pages serve as an endorsement of a certain company or product.

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## SHOWING WHERE MEASUREMENTS OF COLUMN SHOULD BE TAKEN

### HOW TO ORDER COLUMNS AND PILASTERS

**DETAILS**—Send us your detail or select one of our standard details from this catalogue.

**DIMENSIONS**—In ordering or requesting quotation refer first to the column detail number (see following pages) and state quantity desired, give size at largest and smallest diameter of shaft and the length overall including Cap and Base. State if for Interior or Exterior use.

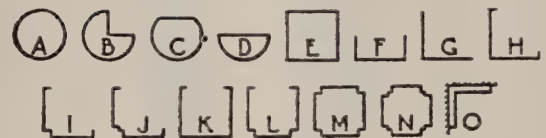
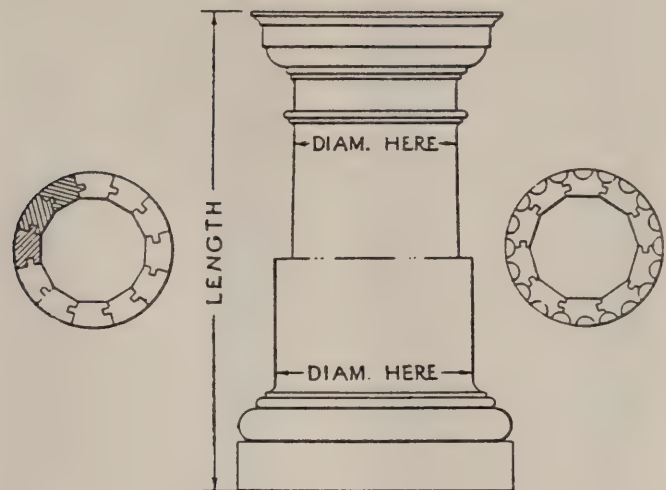
**PLINTHS**—We recommend Ventilating the Square member of the wood base, or we can furnish Cast Iron Ventilated Plinths or Lead Pads.

**PILASTERS**—In ordering pilasters to match columns give dimensions at top as well as bottom of shaft. State also,

- (1) Whether the width of the pilaster must equal the largest or smallest diameter of the column shaft.
- (2) Whether the width must equal the mean diameter of the column.
- (3) Whether the pilasters are to have the same taper as the columns.
- (4) What is the depth of the return.

**GLUE**—We use nothing but the best Water-proof Casein Glue in all joints of the shaft, and in the miters of all members of the caps and bases, as well as between each member.

**FINISH**—All exterior columns and pilasters are primed (2) coats before leaving the factory. If for Interior please state treatment desired.

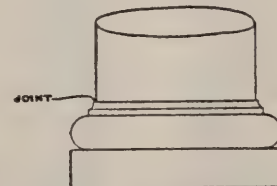


Sections of Columns and Pilaster



Style A

Style B



Style C

Various ways of finishing columns at Bottom  
of Shaft





## COLUMN HANDLING AND ERECTION

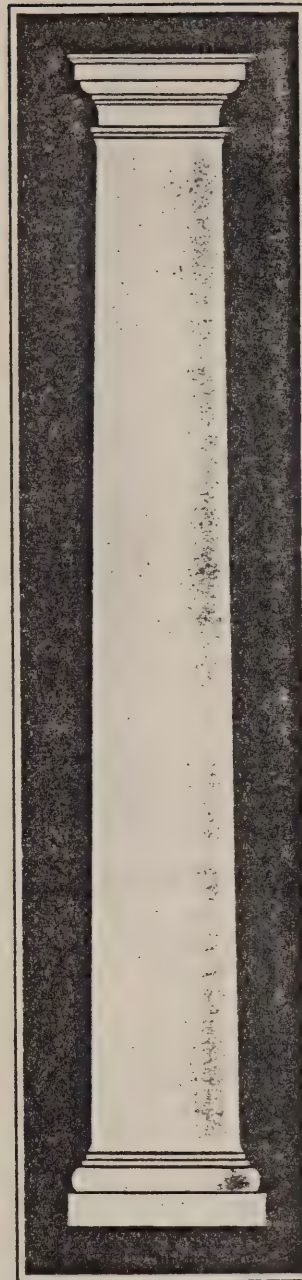
Great care is taken in the crating of SCHWERD columns for shipment. Shafts, caps and bases are crated with heavy wood strips and steel strapped, insuring delivery in perfect condition to the transportation company, where our responsibility ceases. See that Columns are in good condition before taken from the Railroad Station—or have notation of the damage made by Freight Agent on your freight receipt.

Columns must be stored in a dry place if they arrive before you are ready to install them. Do not store in cellar or newly plastered house, and never lay them on the ground.

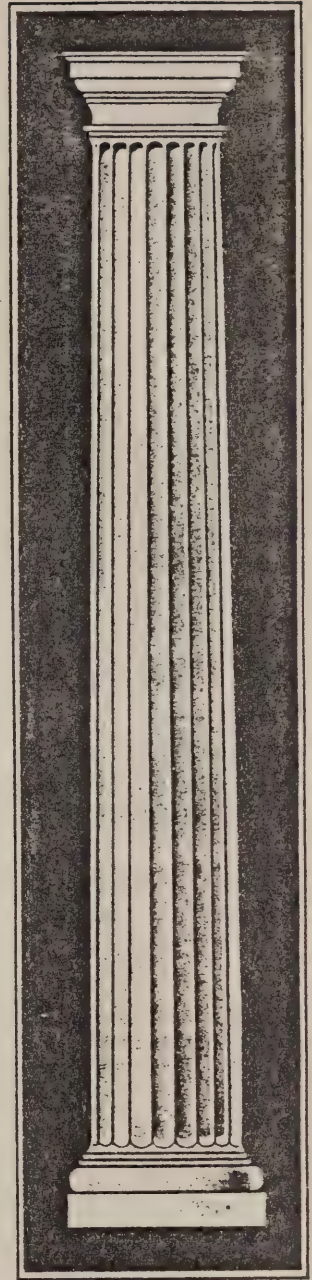
Columns are primed with two coats of paint at our factory, and when erected we suggest you use a heavy coat of white lead between the wood base and the shaft. Immediately apply one coat of paint, and then we recommend two additional coats as soon as possible. We want to make it clear not to depend on our prime coats of paint to protect the columns after erection.

When erecting exterior columns do not attempt to completely seal them, as moisture will form inside the columns no matter how tightly sealed, and this will eventually cause decay. All columns must be ventilated at the top and bottom so a continuous current of air is flowing inside the columns to keep them dry. If it is not practical to ventilate the bases on the job, we can, if requested, ventilate the wood plinths, furnish ventilated cast iron plinths, or lead pads. Rain or snow must be kept out of the top of the columns, but there must also be an opening at the top for ventilation. If this cannot be done through or beside the plate, holes may be bored near the neck bead on the side of the column facing the building.

We are convinced that by the observance of the above rules you will eliminate column troubles, as our long experience and close investigating shows that the big percentage of trouble arises from causes beyond the control of the manufacturer. If SCHWERD columns are properly stored, erected, painted and later given the same attention as the other exterior millwork they will last indefinitely.



PLAIN  
ROMAN DORIC COLUMN  
No. 110



FLUTED  
ROMAN DORIC COLUMN  
No. 115





PLAIN  
GREEK DORIC COLUMN  
No. 120



FLUTED  
GREEK DORIC COLUMN  
No. 125



PLAIN DORIC CAP  
ATTIC BASE COLUMN  
No. 130



FLUTED DORIC CAP  
ATTIC BASE COLUMN  
No. 135

### VENTILATED CAST IRON PLINTHS

We have found from careful and extended study of ventilated cast iron plinths that they have filled a long-felt necessity. They not only eliminate the annoyance often caused by the checking, dishing and ultimate decaying of mitred wood plinths, but also provide for the circulation of air to the inside of the column shaft, which is a very essential feature. We are prepared to furnish ventilated cast iron plinths at a nominal cost in order to encourage their use. They are finished smooth and given one coat of mineral paint at the factory, and when painted on the job, they harmonize with the finish of the column.

### VENTILATED CAST IRON PLINTH

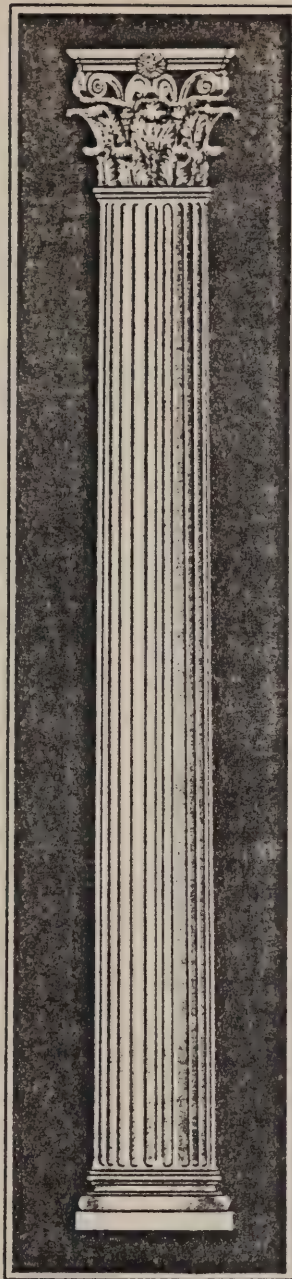








PLAIN COLUMN  
CORINTHIAN CAP ATTIC  
BASE No. 150



FLUTED COLUMN  
CORINTHIAN CAP ATTIC  
BASE No. 155



ROMAN IONIC No. 141



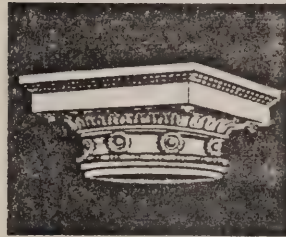
COMPOSITE No. 151



GREEK IONIC No. 142



TEMPLE OF WINDS No. 152



ROMAN DORIC No. 143



MODERN IONIC WITH  
NECKING No. 153



MODERN IONIC No. 144



GREEK ERECHTHEUM No. 154

Special Model Caps Made to  
Architects Details





# SCHWERD wood columns

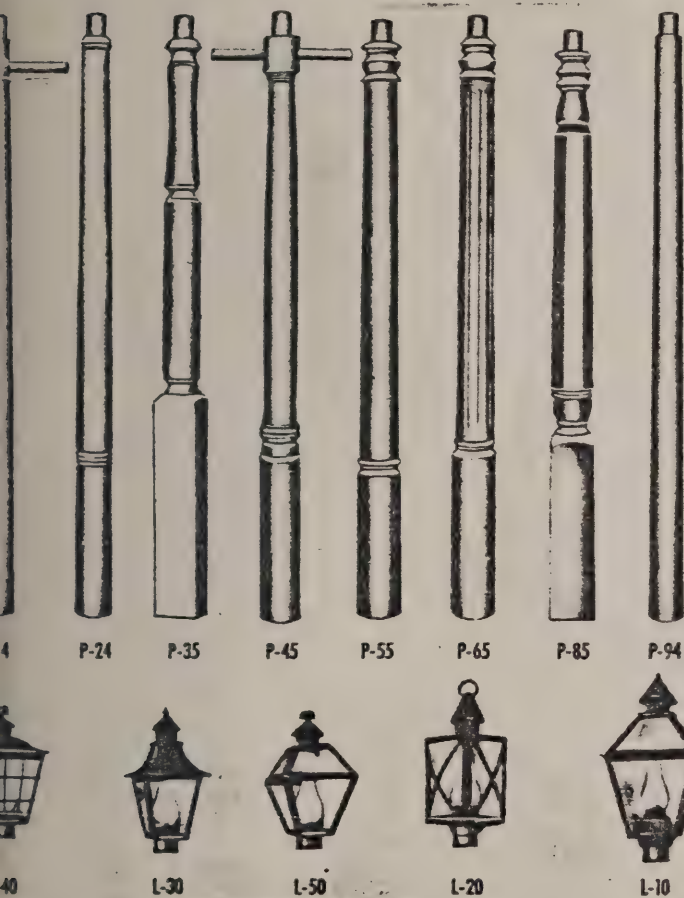
## PP/PRODUCT PRESENTATION

### turned wood posts

Posts are made from sections of Northern White Pine, accurately milled, glued together under pressure, and hand turned. Ample space is provided throughout the height of the post for either electric or gas installation. Standard designs are shown; special designs can be furnished to Architect's details.

**FINISH:** All posts are treated with Wood-Life preservative. Posts are primed two coats of paint, and the lower 18" is dipped in asphaltum paint, as further protection.

**DIMENSIONS:** All posts are 8' long; special heights can be furnished on request. Diameters of the round sections vary from 4" to 5½". Lantern connection is 3"; 3½" supplied on request.



### copper lanterns

Lanterns are made from extra heavy copper. Glass panels are clear glass, and glass chimneys have an acid-etched finish.

**FINISH:** Standard finish is a durable black. Special antique copper finish furnished on request.

**DIMENSIONS:** All lanterns have a 3" collar connection. They range in size from 9" to 13½" square, and from 17" to 26" in height.

## UA/USES, APPLICATIONS

### some recent installations of Schwerd columns

#### CONNECTICUT, East Hartford

Lamplight Village, 30 detail 20" x 24'  
Downey & Hudson, Builders, East Hartford, Conn.

#### CONNECTICUT, Fairfield

First Presbyterian Church, 4 detail 24" x 24'  
Arland A. Dirlam, Architect, Boston, Mass.

#### DELAWARE, Dover

Wesley College, 4 detail 20" x 16'  
Larson & Larson, Architects, Winston-Salem, N. C.

#### KENTUCKY, Ludlow

Ludlow Baptist Church, 4 detail 20" x 21'  
Ellisten, Hall & Stockwell, Architects, Covington, Ky.

#### MAINE, Lewiston

Administration Building, Bates College, 4 detail  
30" x 30', Alonzo J. Harriman Associates, Inc.,  
Architects, Auburn, Me.

#### MARYLAND, Silver Spring

Hughes Methodist Church, 4 detail 20" x 23'  
Benjamin P. Elliott, Architect, Silver Spring, Md.

#### MISSISSIPPI, Amory

First Baptist Church, 4 detail 24" x 29'  
B. A. England, Architect, Corinth, Mississippi

#### NORTH CAROLINA, Bennett

Bennett Baptist Church, 4 detail 28" x 18'  
Victor O. Cole, Architect, Raleigh, N. C.

#### OHIO, Ashtabula

St. Peters Episcopal Church, 6 detail 28" x 17'  
Copper, Wade & Copper, Architects, Cleveland, Ohio

#### OHIO, Newark

Moundbuilders Country Club, 4 detail 24" x 22'  
Orville Varasso, Architect, Newark, Ohio

#### OKLAHOMA, Ada

First Presbyterian Church, 4 detail 16" x 18'  
Albert S. Ross, Architect, Ada, Oklahoma

#### PENNSYLVANIA, Pittsburgh

Fox Chapel Presbyterian Church, 10 detail 20" x 21'  
Charles M. Stotz, Architect, Pittsburgh, Pa.

#### TEXAS, Killeen

First Methodist Church, 4-detail 32" x 21'  
George E. Christensen, Architect, Dallas, Texas

#### VIRGINIA, Richmond

Montrose Baptist Church, 4 detail 24" x 24'  
John E. Efford, Architect, Richmond, Va.

Printed in U. S. A.

A. F. SCHWERD MANUFACTURING COMPANY

telephone: 412-766-6322

3215 McClure Avenue

Pittsburgh, Pa. 15212





## PP/PRODUCT PRESENTATION

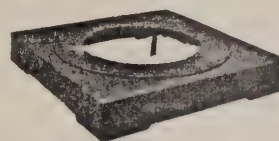
**material**—for exterior columns and pilasters is thoroughly seasoned, Northern White Pine, which we believe is the best lumber available. Interior columns and pilasters are made of hardwoods as specified for natural finish; kiln-dried Poplar for paint finish. All exterior columns are treated with Wood Life preservative; 24" diameter and over are painted inside with black asphaltum.

## thickness of stock

6" to 20" dia.—plain and fluted shaft—2" staves  
 21" to 28" dia.—plain and fluted shaft—2½" or 3" staves  
 29" to 40" dia.—plain and fluted shaft—3" staves  
 40" and up —plain and fluted shaft—4" staves

**ventilation**—all columns are shipped provided with ventilation at the bottom.

**ventilated wood plinths**—are supplied on all exterior columns unless otherwise specified.

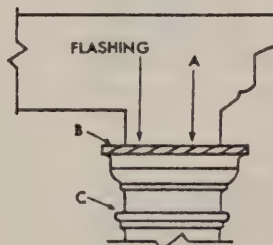


## ventilated aluminum plinths

Schwerd aluminum ventilated plinths incorporating a raised water table are recommended for all exterior columns and pilasters

resting on masonry. They prevent moisture from being pulled up into the column and allow air to circulate up through the shaft.

**lead ventilating pads**—¼", ½", or ¾" thick as specified are recommended to be applied with monel nails to the bottom of Greek Doric column shafts. Also for use on the bottom of turned bases resting on masonry plinths.



**cap flashing**—metal flashing is recommended and can be obtained if specified.

As each installation is different, ventilation at the top is the responsibility of the contractor on the job. The best method is to vent directly up into the soffit (A), provided it in turn is vented to the outside, or beside the plate (B) on the side facing the building. If this is impossible or impractical, holes can be bored above the neck mold (C) on the side facing the building.

Since 1860, the A. F. Schwerd Manufacturing Company has contributed wood columns to American Architecture. Schwerd columns are not only esthetically and mathematically correct, but their durability is proved by the continued excellent condition of installations after years of exposure to the most severe climatic conditions. Our careful attention to detail has made "Schwerd Quality Columns" known throughout the country.

## Schwerd columns are durable

Wood columns are constructed by gluing together wood staves. Our 100 years of experience in manufacturing wood columns has proven that the durability of a wood column depends upon the strength of the joint, and the quality and thickness of the wood. The strength of a glued wood joint depends upon three major factors: The quality and strength of the glue; the area of the surfaces in contact; and sufficient pressure to force the glue into the wood and squeeze out all excess glue, leaving no pockets of coagulated, uncompressed glue.

Schwerd column construction was developed to meet each specific requirement. The wood is the best quality, thoroughly seasoned Northern White Pine, the glue is of the highest quality. Special stave-making machines developed by Schwerd, precisely shape, taper, and tongue and groove the staves. The chief function of the tongue and groove, although it increases the area of the surface in contact, is to aid in the exact alignment and assembly of the staves in columnar form. The result, when the staves are glued together, is a shaft which has the proper taper and entasis built-in. The finished column is equally heavy at any point in its length; the lathe turning operation removes only the roughness of the lumber.

Schwerd patented clamps, compressing the shaft with 5,000 pounds pressure, force the glue into the wood and squeeze the excess out. In subsequent operations of drying, turning, fluting, finishing, painting and shipping, the pride of craftsmanship and skilled techniques acquired by 100 years of specialized experience is applied.

The resulting product is a "Schwerd Quality Column," specified by architects with complete confidence.

## custom design available

We have a superior, complete line of standard columns and pilasters. If the Architect wishes to use his own design, we have the facilities for production, and welcome an opportunity to cooperate. Both standard and detail columns can be furnished from 4" to 50" in diameter, and up to 40' in length with matching pilasters.





**superior joints**—one hundred years of experience have resulted in these two simple effective joints which assure exact alignment of the staves, so that the finished, properly glued joint, is actually stronger than the lumber itself.



for wood staves  
3" thick and over



for wood staves up  
to 2" thick (nominal)

**contractor responsibility**—store columns in a dry place until they can be installed. Do not store in a cellar or newly plastered building, and never lay directly on the ground. If they must be stored outside, lay on bearing timbers and protect with waterproof cover. Immediately after erection, give all columns a coat of white lead and oil paint and follow with two additional coats as soon as possible.

#### AC/AVAILABILITY, COSTS

##### ordering or requesting quotations

A. For standard design (shown in this catalog), state the following:

1. Catalog number, quantity of columns and pilasters, and whether for exterior or interior use.
2. Overall length including cap and base (bottom of "M" to top of "E"). Column diameter at bottom of shaft (D), and top of shaft (O). Width of pilasters at bottom of shaft (D), and top of shaft (O), and depth of return to wall.
3. Catalog number and name of ornamental capital, if desired.
4. Whether wood, aluminum ventilated plinths, or lead pads are desired.

B. For custom design (not shown in this catalog), submit drawings of columns and pilasters, and supply all information above.

#### TS/TECHNICAL SUPPORT

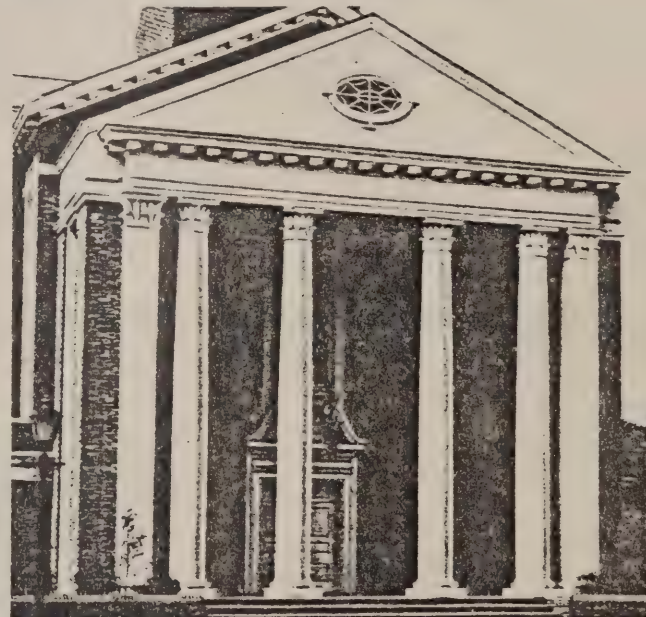
**specification**—"All columns and pilasters shall be manufactured by the A. F. Schwerd Manufacturing Co., 3215 McClure Ave., Pittsburgh, Pa., according to their design number ..... (If a custom design is desired, say "according to Architect's full size details")."

Exterior columns shall be made of ..... inch stock (here specify thickness required) Northern White Pine. (For interior columns specify lumber desired.) All joints shall be glued under pressure using the best quality glue. Exterior columns shall be Wood-Life-treated and primed with two coats of paint by the manufacturer.

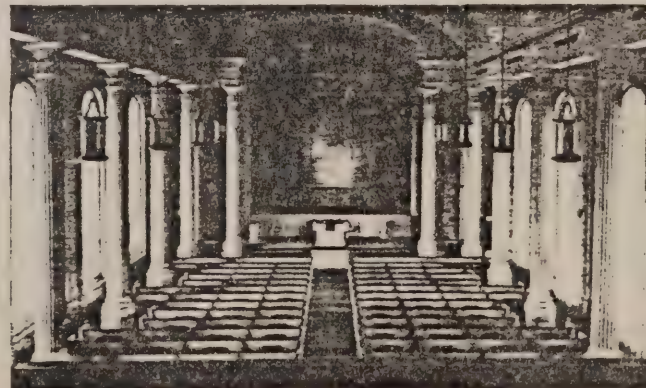
All capitals shall be flashed with ..... (specify 16 oz. copper or other material). (If ornamental capitals are required, give name and catalog number.) All plinths shall be ..... (Specify ventilated wood, or aluminum). If square plinths are not furnished by manufacturer, specify lead ventilating pads, if desired.) Columns shall be stored and erected according to manufacturer's instructions."



Library Building, University of Maryland, College Park, Maryland, 18 detail 36" x 29', Henry Powell Hopkins, Architect, Baltimore, Maryland.



Westminister Presbyterian Church, Upper St. Clair Township, Allegheny County, Pennsylvania, 4 detail 27" x 26'. Wm. C. Young, Architect, Pittsburgh, Pa. Harold E. Wagoner, Consulting Architect, Philadelphia, Pa.

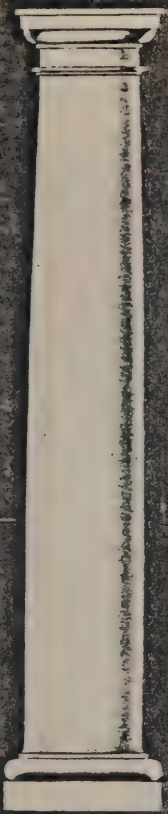


First Presbyterian Church, Johnson City, Tenn. 16 detail 24" x 24', Barber and McMurry, Architects, Knoxville, Tenn.





OP/OVERALL PRODUCT, IN PLACE  
TUSCAN ORDER

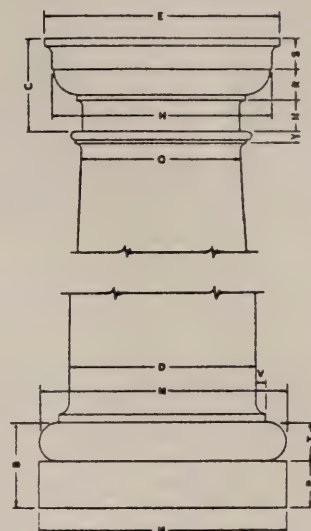


100-A



105-A

plan type	catalog no.		plan type	catalog no.	
	plain	fluted		plain	fluted
	A	100-A 105-A		I	100-I 105-I
	B	100-B 105-B		J	100-J 105-J
	C	100-C 105-C		K	100-K 105-K
	D	100-D 105-D		L	100-L 105-L
	E	100-E 105-E		M	100-M 105-M
	F	100-F 105-F		N	100-N 105-N
	G	100-G 105-G		O	100-O 105-O
	H	100-H 105-H			



GREEK DORIC ORDER

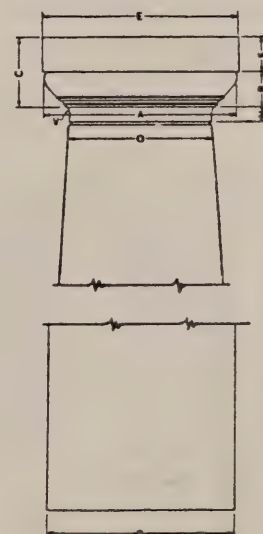


120-A



125-A

plan type	catalog no.		plan type	catalog no.	
	plain	fluted		plain	fluted
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	B	120-B 125-B		J	120-J 125-J
	C	120-C 125-C		K	120-K 125-K
	D	120-D 125-D		L	120-L 125-L
	E	120-E 125-E		M	120-M 125-M
	F	120-F 125-F		N	120-N 125-N
	G	120-G 125-G		O	120-O 125-O
	H	120-H 125-H			

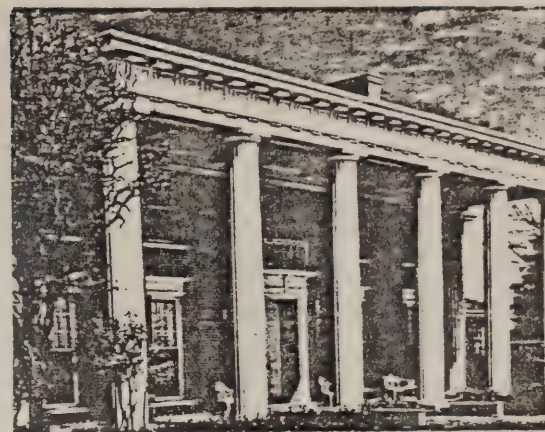




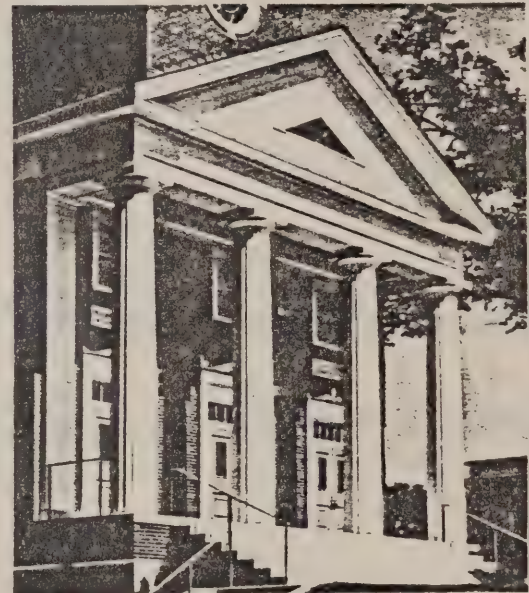


all dimensions in inches

diameter at		total height of			cap						base				
					height			breadth			height		breadth		
base D	neck O	cap and base C+B	cap C	base B	square S	round			square		square P	round T	round and square M	core V	
						R	N	Y	E	H					
6	5	6	3	3	1 1/4	1 1/4	1 1/4	3/4	7 1/2	7	1 1/2	1 1/2	8	3/4	
7	5 1/4	7	3 1/2	3 1/2	1 1/8	1 1/8	1 1/8	7/8	8 3/4	8 3/4	1 3/4	1 3/4	9 3/4	1 1/8	
8	6 1/4	8	4	4	1 1/2	1 1/2	1 1/2	1	10	9 5/8	2	2	10 5/8	1 1/2	
9	7 1/4	9	4 1/2	4 1/2	1 1/2	1 1/2	1 1/2	9/16	11 1/4	10 3/4	2 1/4	2 1/4	12	1 3/8	
10	8 1/4	10	5	5	1 1/8	1 1/8	1 1/8	5/8	12 1/2	11 13/16	2 1/2	2 1/2	13 3/8	1 5/8	
11	9 1/4	11	5 1/2	5 1/2	1 1/8	1 1/8	1 1/8	1 1/4	13 1/2	12 1/2	2 3/4	2 3/4	14 1/8	1 7/8	
12	10	12	6	6	2	2	2	3/4	15	14	3	3	16	2	
13	10 1/4	13	6 1/2	6 1/2	2 1/8	2 1/8	2 1/8	1 3/8	16 1/4	15	3 1/4	3 1/4	17 1/8	2 1/8	
14	11 1/4	14	7	7	2 1/4	2 1/4	2 1/4	1 1/2	17 1/2	16 1/4	3 1/2	3 1/2	18 1/8	2 1/4	
15	12 1/4	15	7 1/2	7 1/2	2 1/2	2 1/2	2 1/2	1 5/8	18 1/2	17 1/2	3 3/4	3 3/4	20	2 1/2	
16	13 1/4	16	8	8	2 3/8	2 3/8	2 3/8	1 3/4	20	18 11/16	4	4	21 1/8	2 3/8	
18	15	18	9	9	3	3	3	1 3/4	22 1/2	21	4 1/2	4 1/2	24	3	
20	16 1/4	20	10	10	3 1/4	3 1/4	3 1/4	1 3/4	25	23 1/4	5	5	26 1/8	3 1/4	
22	18 1/4	22	11	11	3 3/4	3 3/4	3 3/4	1 3/4	27 1/2	25 11/16	5 1/2	5 1/2	29 1/8	3 3/4	
24	20	24	12	12	4	4	4	1 3/4	30	28	6	6	32	4	
26	21 1/4	26	13	13	4 1/4	4 1/4	4 1/4	1 3/4	32 1/2	30 3/4	6 1/2	6 1/2	34 1/8	4 1/4	
28	23 1/4	28	14	14	4 3/4	4 3/4	4 3/4	1 3/4	35	32 11/16	7	7	37 1/8	4 3/4	
30	25	30	15	15	5	5	5	1 3/4	37 1/2	35	7 1/2	7 1/2	40	5	
32	26 1/4	32	16	16	5 1/4	5 1/4	5 1/4	2	40	37 1/2	8	8	42 1/8	5 1/4	
34	28 1/4	34	17	17	5 3/4	5 3/4	5 3/4	2 1/4	42 1/2	39 1/16	8 1/2	8 1/2	45 1/8	5 3/4	
36	30	36	18	18	6	6	6	2 1/4	45	42	9	9	48	6	



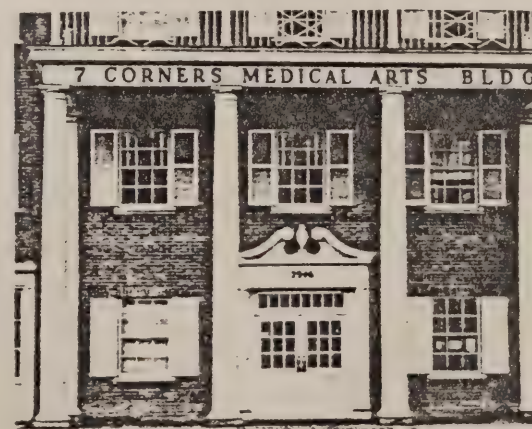
Quintin Little Residence, Ardmore, Oklahoma, 8 detail columns, 27" x 20", Robert D. Goodwin, Architect, Dallas, Texas.



Williston Academy Chapel, Easthampton, Mass. 4 detail 32" x 20", Edward Melville Bridge, Architect, Boston, Mass.

all dimensions in inches

diameter at		cap						
base D	neck O	height				breadth		cove V
		total C	square S	round R	round H	square E	round A	
6	4½	2¼	1¼	1¼	½	6¾	6¼	⅞
7	5¼	2½	1⅝	1⅝	⅝	7¾	7¼	¾
8	6	3	1½	1½	¾	8¾	8¼	⅝
9	6¾	3¾	1⅞ <sub>16</sub>	1⅞ <sub>16</sub>	⅞ <sub>16</sub>	9¾	9¾	¾
10	7¾	3¾	1¾	1¾	¾	10¾	10¾	¾
11	8¾	4¾	2⅞ <sub>16</sub>	2⅞ <sub>16</sub>	⅞ <sub>16</sub>	11½	11½	⅞
12	9	4¾	2¾	2¾	1	12¾	12¾	⅞
13	9¾	4¾	2⅞ <sub>16</sub>	2⅞ <sub>16</sub>	1¼	13½	13¾	¾
14	10¾	5¼	2¾	2¾	1¼	14¾	14¾	¾
15	11¼	5¾	2⅞ <sub>16</sub>	2⅞ <sub>16</sub>	1¾	15¾	15¾	¾
16	12	6	3	3	1½	17	16½	⅞
18	13½	6¾	3¾	3¾	1¾	18¾	18¾	¾
20	15	7¾	3¾	3¾	1¾	20¾	20¾	⅞ <sub>16</sub>
22	16¾	8¾	4¾	4¾	1¾	23	22¾	¾
24	18	9	4¾	4¾	2	25	24¾	⅞ <sub>16</sub>
26	19½	9¾	4¾	4¾	2¼	27	26¾	¾
28	21	10½	5¼	5¼	2½	29¾	28¾	⅞ <sub>16</sub>
30	22½	11¼	5¾	5¾	2¾	31¾	30¾	1
32	24	12	6	6	3	34	33	1¼
34	25½	12¾	6¾	6¾	3¼	35¾	34¾	1¼
36	27	13½	6¾	6¾	3¼	37¾	37¼	1¼

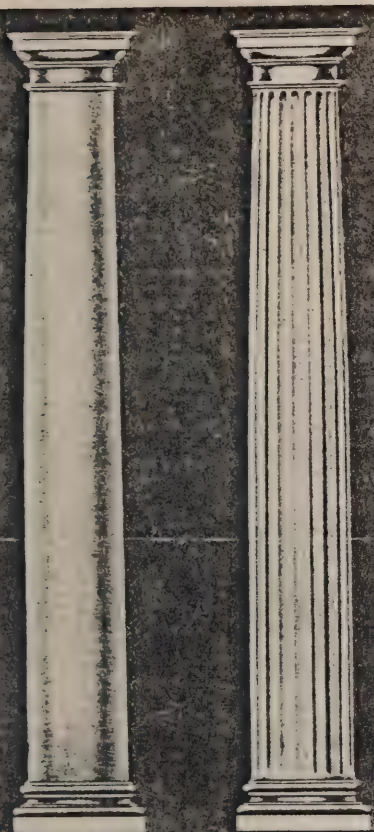


7 Corners Medical Arts Building, Falls Church, Virginia, 4 detail 18" x 20", Albert D. Lueders, Architect, Arlington, Virginia.




















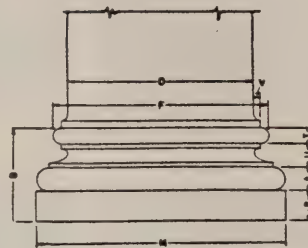
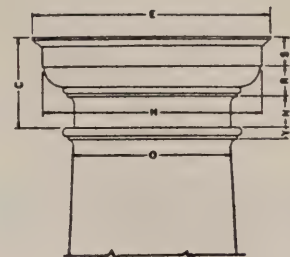
OP/OVERALL PRODUCT, IN PLACE  
DORIC CAP AND ATTIC BASE



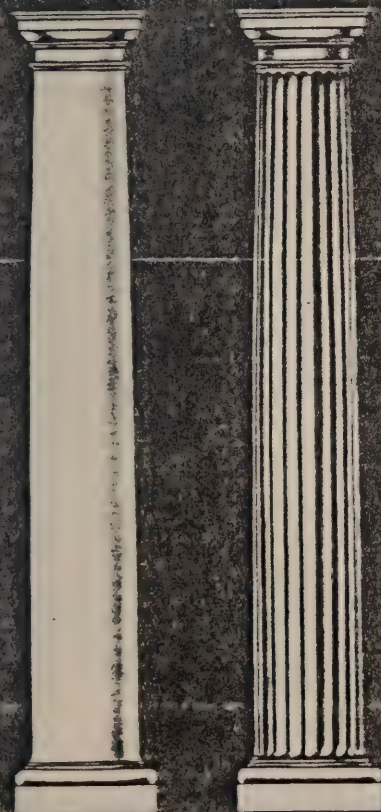
130-A

135-A

plan type	catalog no.		plan type	catalog no.	
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 A	130-A	135-A	 I	130-I	135-I
 B	130-B	135-B	 J	130-J	135-J
 C	130-C	135-C	 K	130-K	135-K
 D	130-D	135-D	 L	130-L	135-L
 E	130-E	135-E	 M	130-M	135-M
 F	130-F	135-F	 N	130-N	135-N
 G	130-G	135-G	 O	130-O	135-O
 H	130-H	135-H			


















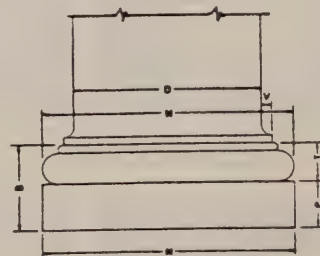
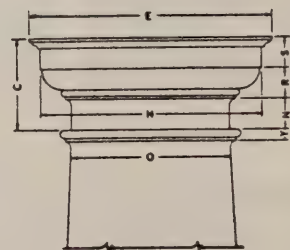
ROMAN DORIC ORDER



110-A

115-A

plan type	catalog no.		plan type	catalog no.	
	plain	fluted		plain	fluted
 A	110-A	115-A	 I	110-I	115-I
 B	110-B	115-B	 J	110-J	115-J
 C	110-C	115-C	 K	110-K	115-K
 D	110-D	115-D	 L	110-L	115-L
 E	110-E	115-E	 M	110-M	115-M
 F	110-F	115-F	 N	110-N	115-N
 G	110-G	115-G	 O	110-O	115-O
 H	110-H	115-H			







## CP/COMPONENTS, PARTS

## ornamental capitals

Made of a specially prepared, hard durable composition, they will withstand the elements as well as other exterior mill-work. Stock models shown below are manufactured to correct proportions. Neck diameter of columns may vary to fit Manufacturers stock models. Special models can be made to Architect's details. Load-bearing wood plugs, which carry the weight from above, will be furnished by us at no charge only if we supply the columns.

## all dimensions in inches

diameter at		total height of			cap						base							
base	neck	cap + base	cap	base	height				breadth		height				breadth			
					square	round			square	square base	bottom round	middle round	top round	top round	bottom round and square	cave		
						S	R	N									Y	E
6	5	6	3	3	1 1/4	1	1	3/4	7 1/16	7	1 1/16	3/4	1 1/16	1/2	7	8	9 1/4	3/4
7	5 1/2	7	3 1/2	3 1/2	1 1/4	1 1/4	1 1/4	7/8	8 1/8	8 1/8	1 1/16	1	1 1/16	3/4	8 1/4	9 1/4	10 1/4	3/4
8	6 1/4	8	4	4	1 1/2	1 1/2	1 1/2	1	10 1/4	9 1/4	1 1/16	1 1/16	1 1/16	1	9 1/4	10 1/4	11 1/4	3/4
9	7 1/2	9	4 1/2	4 1/2	1 3/4	1 3/4	1 3/4	1 1/8	11 1/2	10 1/2	1 1/16	1 1/16	1 1/16	1 1/16	10 1/4	12	13 1/4	3/4
10	8 1/4	10	5	5	2	2	2	1 1/4	12 1/4	11 1/4	1 1/16	1 1/16	1 1/16	1 1/16	11 1/4	13 1/4	14 1/4	3/4
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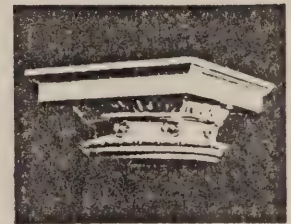
No. 140 Scomozzi



No. 141 Roman Ionic



No. 142 Greek Ionic



No. 143 Roman Doric

## all dimensions in inches

diameter at		total height of		cap								base					
				height				breadth				height		breadth			
base	neck	cap and base	cap	base	square	round				square				square	round	round and square	cave
D	D	C+B	C	B	S		R	N	Y	E	H	P	T	M	V		
6	5	6	3	3	1	1	1	3/4	7 1/16	7	1 1/2	1 1/2	1 1/2	8	9 1/4	3/4	
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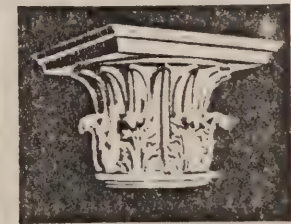
No. 144 Modern Ionic



No. 150 Roman Corinthian



No. 151 Composite



No. 152 Temple of Winds



No. 153 Modern Ionic with Necking



No. 154 Greek Erechtheum





WORK WRITE-UP

Homeowner: Napoleon Jones-Henderson Telephone No.: \_\_\_\_\_  
Property Address: 12 Morley Street Rehab Specialist: Herlihy / Norton  
Occupancy: One Dwelling Unit Bid Opening Date: June 12, 1979 @ 2:00 p.m.  
Mass. R- 167 Urban Renewal Area Viewing Date: June 5th & 6th @ 10:00 a.m.

GENERAL NOTES:INTERIOR

1. All work must be done in accordance with the "Basic General Conditions and Specifications" dated January 1972 and prepared by the Boston Redevelopment Authority.
2. All work to be done shall be subject to the regulations contained in the Commonwealth of Massachusetts State Building Code, Chapter 802 of the Acts of 1972, as amended, and in effect January 1, 1975.
3. Permits and licenses shall be supplied by the Contractor unless otherwise specified.
4. The Contractor shall be permitted to work a minimum of eight (8) hours a day.
5. All measurements are approximate and are to be verified by the contractor on the job.
6. All exterior repair work shall be covered with a prime coat of lead free paint.
7. Where the words "new ceiling" occur, they shall mean: install wire lath and plaster over existing ceiling.
8. Redecorate complete is defined to mean: wallpapering, painting of trim, finish of floors and ceilings, owner will select colors throughout.
9. Wallpaper shall be carried at \$3.00 per roll, unless otherwise specified in the Work Write-Up, and shall not be applied over another layer.
10. The use of lead paint is prohibited- interior and exterior.
11. Debris shall not be permitted to accumulate, and the work shall at all times be kept satisfactorily clean.
12. The decision for locations of any electrical outlets will rest with the property owner provided said locations meet the Electrical Codes of the Commonwealth of Massachusetts and are approved by a representative of the Boston Redevelopment Authority.
13. When the puncturing of walls or ceilings is necessary to facilitate the fishing or installation of electrical lines or circuits, the areas which are involved must be refinished to their former condition.
14. Labor for installation of all items shall be included in the contract price, including those items listed under "Allowances", if any.





GENERAL NOTES (CON'T):

15. BY SIGNING THE CONTRACT AGREEMENT, THE HOMEOWNER AND CONTRACTOR ACCEPT THE FINAL WORK WRITE-UP AND ANY ADDENDUM THERETO IN WHOLE. AFTER CONTRACT SIGNING, NO CHANGES CAN BE MADE ON THE WORK LISTED IN THIS WORK WRITE-UP OR IN ANY ADDENDUM THAT MIGHT BE INVOLVED BY EITHER THE HOMEOWNERS OR THE CONTRACTOR WITH THE EXCEPTION OF ANY UNFORSEEN REHABILITATION WORK AS APPROVED IN AN AMENDMENT TO THE CONTRACT AND ENDORSED BY THE HOMEOWNER, THE CONTRACTOR AND THE BOSTON REDEVELOPMENT AUTHORITY. ANY EXTRA WORK THAT THE HOMEOWNER DESIRES TO UNDERTAKE AND HAVE COMPLETED BY THE CONTRACTOR WHILE ON THE PREMISES IS A SEPARATE AND DISTINCT ARRANGEMENT BETWEEN SAID PARTIES AND NOT THE RESPONSIBILITY OR INVOLVEMENT OF THE BOSTON REDEVELOPMENT AUTHORITY.
16. Entire building to receive lead paint test. Areas found to be in violation to be stripped and repainted or covered with acceptable material.
17. Doors to be installed will be supplied by the homeowner.

BASEMENT:

1. Remove all loose or broken ceiling plaster. Approx. 100 s.f.
2. Install new 10'-0" x 10'-0" section of fire resistant plaster over the boiler.
3. Replace damaged floor joists. Install four new lengths of 2" x 10" ; 16'-0" l.f. each. each.
4. Install four new lally columns on concrete pads in rear right corner area of basement.
5. Fill holes and cracks in all foundation walls.
6. Patch cracked and broken plaster on basement stairway walls and ceiling.
7. Rake all joints, remove all loose mortar and point with concrete mortar, four (4) chimneys. Approx. 300 s.f.
8. Replace five (5) stair treads on the stairs from basement to first floor.

FIRST FLOOR:Kitchen: 12'-0" x 26'-0" x 10'-0"

1. Complete the installation of gypsum wallboard. All joints and nail heads taped and sanded. Approx. 150 s.f.
2. Existing stud at left of kitchen door to be removed. A grouping of four studs will remain, and be boxed in with finished pine. Paint two coats.
3. Build new pipe chase to enclose all piping on rear wall at left side of window.
4. Replace missing window trim at top of rear left window. New trim to match existing. Homeowner has a supply of trim removed from other areas in the building.
5. Replace missing trim on the rear right window.





Hall: 27'-6" x 10'-0" x 10'-0"

1. Patch all cracked and broken plaster on ceiling, remove decorative molding for light fixture, paint two coats using textured finish. Approx. 90 s.f. of patching. Include the supporting beam, approx. 10'-0" l.f. Patch and finish to match ceiling. Painting to cover approx. 265 s.f.
2. Patch any loose or broken plaster on walls. Bring sheetrock wall up to the ceiling level from where it now ends approximately 6" below the ceiling. Additional patching of sheetrock at ceiling level to be approx. 41 s.f.
3. On the inner hall at the rear right side of the building, scrape and patch all loose and broken plaster on the ceiling. Approx. 36 s.f. Paint two coats.
4. Scrape and patch all loose and broken plaster on the rear wall of the inner hall, at the rear entrance door. Approx. 50 s.f.

Front Vestibule: 5'-0" x 9'-0" x 10'-0"

1. Sand and scrape all loose and scaling paint on walls and ceiling. Repair any cracked or split wood. Paint two coats. Approx. 470 s.f. of painting.
2. Remove existing wood frame and plastic film partition and erect a new stud wall with  $\frac{1}{2}$ " sheetrock both sides. Tape and sand all joints. Include new solid core door, frame and trim. Trim to match original woodwork as closely as possible. Include new deadbolt lock and all necessary hardware. Paint door, frame and trim and new partition, two coats. Approx. 90 s.f.

Half Bath 3'-0" x 5'-0" x 10'-0"

1. Install new mechanical vent ducted to the exterior. Vent to be switched separately. Include all necessary electrical equipment.
2. Install new door, supplied by owner, new frame, and trim. Include all necessary hardware. Paint door, frame and trim two coats. Include a privacy lock.
3. Install new sheet vinyl floor covering, over new plywood underlayment. Include wood threshold. Color and pattern selected by owner. Approx. 15 s.f.

Right Front Study (23'-0" x 16'-0" x 10'-0"

1. Repair sliding entrance door, to operate properly. Install new hardware as necessary. Sand and scrape and paint two coats, door and trim.
2. Scrape and patch all broken or cracked plaster on the ceiling. Approx. 50 s.f. Paint two coats.
3. Repair broken plaster molding in five areas. Approx. 6" x 6" each. Molding to be repaired to match the existing.



Stairhall - First To Second Floor:

1. Scrape and sand all loose or scaling paint. Patch cracked and broken plaster. Approx. 50 s.f. of patching.

Rear Left Room 18'-0" x 18'-0" x 12'-0":

1. Tape and sand all joints and nail heads on existing sheetrock. Sand smooth.
2. Replace missing baseboard and moldings. Paint two coats. Approx. 65 l.f. of baseboard.
3. Finish the opening leading from the hall. Frame and install a new cased opening. Paint two coats.
4. Frame and install a new cased opening leading to the kitchen. Paint two coats. Box in the existing studs with finished pine, and paint two coats.
5. Patch the breaks in the wood floor at the opening to the kitchen. Approx. 3 s.f.
6. Scrape and patch all loose or cracked plaster on the ceiling. Paint two coats. Approx. 324 s.f.

Left Front Bedroom 26'0" x 16'0" x 10'0"

1. Patch all cracked loose or broken plaster on the ceiling. Finish smooth and paint two coats. Approx. 125 s.f. of patching, 416 of painting.

Bathroom 10'0" x 10'0" x 10'0"

1. Finish off the open face of the existing ceiling on the right side, up 9'-0".
2. Install new wood threshold.
3. Re-hang existing door. Replace missing trim. Include all necessary hardware with privacy lock. Paint door, frame and trim two coats.

Front Middle Room 10'0" x 10'0" x 10'0"

1. Patch all loose and broken plaster on the walls. Approx. 136 s.f.
2. Patch all loose or broken plaster on the ceiling and paint two coats. Approx. 100 s.f.

Right Front Bedroom 25'-0" x 17'-0" x 10'-0"

1. Approx. 50 s.f. of patching. Patch hole in the ceiling where wire enters room.

Hall 10'-0" x 25'-0" x 10'-0"

1. Patch two broken areas at base of stairs to third floor and all cracks through out the ceiling. Paint the entire ceiling two coats.





THIRD FLOOR:Left Middle Room 8'-0" x 17'-0" x 9'-0"

1. Repair and re-hang entrance door.
2. Patch all cracked and broken plaster on the closet walls. Approx. 35 s.f. Scrape all loose and scaling paint, on balance of closet walls.
3. Scrape and patch all loose or broken plaster on the ceiling. Sand smooth. Approx. 136 s.f.
4. Remove existing ceiling fixture and install properly.
5. Patch hole in rear wall.

Left Front Room 18'-0" x 18'-0" x 9'-0"

1. Patch all cracked and broken plaster on the ceiling. Remove all loose and scaling paint. Include closet area approx. 130 s.f.
2. Patch all loose and broken plaster on all walls, scrape all loose and scaling paint. Approx. 175 s.f. Close off the opening in the chimney wall.

Front Storage Room 9'-0" x 12'-0" x 9'-0"

1. Patch all loose or broken plaster on the walls, scrape all loose or scaling paint. Approx. 120 s.f.
2. Remove existing and install new sheetrock ceiling. All joints taped and sanded smooth. Paint two coats.
3. Remove existing and install new wood casing at the skylight opening. (New skylight and curb being installed under Exterior Restoration Contract). Paint casing two coats.

Right Room 45'-0"x 17'-0" x 9'-0"

1. Remove all loose and bulging plaster on ceiling. Replace with new sheetrock. All joints taped and sanded smooth. Paint two coats. Approx. 765 s.f. of painting. Approx. 175 s.f. of plaster patching. Include area where partition was removed.
2. Brick up two chimney openings.
3. Patch all loose and broken plaster on the walls. Sand smooth. Approx. 100 s.f. of plaster patching.





THIRD FLOOR (CON'T):Bathroom 14'-0" x 12'-0" x 9'-0"

1. Replace approx. 65 s.f. of wood flooring. New flooring to match existing.
2. Remove all unused piping. Cap off any open drains.
3. Re-install existing junction box with all wiring properly connected.
4. Remove existing and install new wood casing at the skylight opening.  
(New skylight and curb being installed under Exterior Restoration Contract).  
Paint casing two coats.

Hall 10'-0" x 18'-0" x 9'-0"

1. Patch all loose and broken plaster on the ceiling and stair soffit. Scrape all loose or scaling paint. Approx. 100-s.f. (See typed W.W.U.).
2. Patch any loose or broken plaster on all walls. Sand smooth.

Rear Left Room 16'-0" x 18'-0" x 8'-0"

1. Rebuild the chimney from where it enters the third floor and up through the roof to its top. Approx. 9'-0". Include the replacement of flue liner.
2. Patch the wood floor; replace all missing floor boards.
3. Patch all loose or broken plaster on the walls. Scrape all loose or scaling paint. Approx. 166 s.f.
4. Scrape and patch all loose or broken plaster on the ceiling. Sand smooth. Approx. 58 s.f. of patching.

Cupola 8'-6" x 8'-6" x 8'-0"

1. Tighten and repair the balustrade. Replace all missing balusters, to match original.

Electrical:

1. Install new fire alarm and smoke detector warning system, connected to an audible alarm. All equipment and installation subject to State Building Code and regulations of the Boston Fire Department.
2. Install new door bell system complete. Include transformer, bell and door button and all necessary wiring.

FOR LISTING OF OUTLETS, SWITCHES AND FIXTURES SEE ELECTRICAL SHEET.

GENERAL NOTE: All missing switch and receptacle covers will be replaced.  
All single receptacles will be converted to duplex receptacles.  
Replace any missing covers of junction boxes.



ELECTRICAL:

	20 Amp Duplex Receptacles	15 Amp Outlets		Switches		Fixtures
		Fixt.	Recp.	S.P.	3-way	
<u>FIRST FLOOR</u>						
Front Hall					1	
Rear Hall						
Living Room			1			
Dining Room						
Kitchen	2			1		1 FLUORESCENT / 1 CEILING
Bathroom (HALF)		1		1		1 CEILING
Rear Bedroom						
Front Bedroom RIGHT						1
Bedroom						
Den						
<u>SECOND FLOOR</u>						
Front Hall					1	
Rear Hall						
Living Room						
Dining Room						
Kitchen						
Bathroom	1 G.F.I.			1		1 48" FLUORESCENT
Rear Bedroom LEFT			2	1		
Front Bedroom (RIGHT)			2			
Bedroom						
Den						
<u>THIRD FLOOR</u>						
Front Hall					1	
Rear Hall CUPOLA	1				1	
Living Room						
Dining Room						
Kitchen MIDDLE LEFT				1		1
Bathroom				1		1
Rear Bedroom LEFT		1	2	1		1
Front Bedroom (LEFT)		1	4	1		1
Bedroom FRONT RIGHT			4	1		
Den				1		
STORAGE ROOM		1		1		1
<u>FOURTH FLOOR</u>						
Front Hall						
Rear Hall						
Living Room						
Dining Room						
Kitchen						
Bathroom						
Rear Bedroom						
Front Bedroom						
Bedroom						
Den						
<u>TOTALS:</u>	1 G.F.I.	4	14		4	2 (FLUORESCENT) 25W 8



















